

**IN THE UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: BARRY PORTNOY,

Debtor

) Case No. 14-16081-mdc
)
) Chapter 7
)
) The Honorable Magdeline D. Coleman

**ORDER GRANTING RELIEF FROM STAY TO
ALLOW REVIVAL OF JUDGMENT LIENS**

AND NOW, this _____, day of _____, 2018, upon consideration of the Motion of Republic First Bank, D/B/A Republic Bank ("Republic Bank") For Relief From Stay To Revive Judgment Liens, any response, and after a hearing and/or argument, Republic's Motion is hereby **GRANTED**.

It is hereby **ORDERED** that the automatic stay is lifted to permit Republic Bank to take all actions necessary under state law to revive Republic Bank's judgment liens against debtor and Altchem Environmental Services, Inc. in the lawsuits pending in the Court of Common Pleas of Montgomery County, PA, at Case No. 2014-02806, and in the Court of Common Pleas of Bucks County, PA, at Case Nos. 2014-00535 and 2014-01743.

BY THE COURT:

The Honorable Magdeline D. Coleman

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: BARRY PORTNOY,

Debtor

BANKRUPTCY CASE NO.: 14-16081

CHAPTER 7

REPUBLIC FIRST BANK D/B/A
REPUBLIC BANK,

Movant,

Hearing Date:

Hearing Time:

Hearing Place: Courtroom 2

VS.

BARRY PORTNOY,

Respondent/Debtor

and

ALTCHEM
ENVIRONMENTAL SERVICES, INC.,

Respondent

**MOTION OF REPUBLIC FIRST BANK, D/B/A REPUBLIC BANK
FOR RELIEF FROM STAY TO REVIVE JUDGMENT LIENS**

Pursuant to 11 U.S.C. § 362(d), Republic First Bank, d/b/a Republic Bank (“Republic Bank”), by its undersigned counsel, hereby moves for limited relief from the automatic stay. This Court should grant relief so that Republic Bank may maintain the status quo during the pendency of this case by reviving three (3) state court judgment liens against debtor and his company Altchem Environmental Services, Inc. (“Altchem”). These judgments are in force now but will expire within one (1) year unless Republic Bank revives them. In support of this motion, Republic Bank avers the following:¹

1. On July 30, 2014, debtor filed his Chapter 7, alleged “no asset,” bankruptcy petition in this Court.

¹ This Court has jurisdiction of this matter pursuant to 28 U.S.C. §1334. Venue is proper in this proceeding pursuant to 28 U.S.C. § 1409(a). This is a core proceeding pursuant to 28 U.S.C. §157(b)(2)(A) and (G).

2. Pre-petition, on January 24, 2014, Republic Bank obtained a confessed judgment against debtor and Altchem from the Court of Common Pleas of Montgomery County, PA, at Case No. 2014-02806, in the amount of \$707,754.06. A copy of the docket for this case is attached as Exhibit 1. Debtor was the borrower and Altchem was the guarantor of the underlying commercial loan at issue, which had matured and was in default. This judgment remains unsatisfied.

3. Pre-petition, on March 12, 2014, Republic Bank transferred the Montgomery County confessed judgment to the Court of Common Pleas of Bucks County, PA, at Case No. 2014-01743. A copy of the docket for this case is attached as Exhibit 2. This judgment remains unsatisfied.

4. Pre-petition, on January 27, 2014, Republic Bank confessed judgment against debtor in the Court of Common Pleas of Bucks County, PA, at Case No. 2014-00535, for \$1,732,841.70. A copy of the docket for this case is attached as Exhibit 3. As a result of a sheriff's sale, on May 22, 2015, this Court granted Republic Bank a deficiency judgment for \$1,069,087.14 against debtor and allowed Republic Bank to file the judgment in Case No. 2014-00535 in Bucks County. See Doc. No. 150. See Exhibit 3, at Docket Entry No. 110. The Court of Common Pleas also entered judgment against Altchem in that amount. See Exhibit 3, at Docket Entry No. 116. This judgment remains unsatisfied.

5. Section 362(d)(1) of the Bankruptcy Code provides that “[o]n request of a party in interest and after notice and a hearing, the court shall grant relief from the stay provided under subsection (a) of this section, such as by terminating, annulling, modifying or conditioning such stay... (1) for cause...” 11 U.S.C. § 362(d)(1).

6. There is cause because Republic Bank's underlying state court judgments against debtor and Altchem, in Montgomery County Case No. 2014-02806 and Bucks County Case No. 2014-00535, are now more than four (4) years old. After five (5) years, Republic Bank's judgment liens will expire. Unless this Court allows Republic Bank to revive its judgment liens against debtor and Altchem, they will lapse within the year, thereby prejudicing Republic Bank.

7. The United States Bankruptcy Court for the Western District of Pennsylvania has explained that in Pennsylvania:

A judgment lien serves to prevent a debtor from subsequently encumbering or disposing of real property the debtor owns so as to divest the effect of the judgment. It also serves to prevent subsequent lienholders from taking action against the property to satisfy a debt owed to it by the debtor without first paying off prior liens. *Shearer v. Naftzinger*, 560 Pa. 634, 637, 747 A.2d 859, 861 (2000).

Under the law of Pennsylvania, a judgment continues as a lien against real property for a period of five years, after which it automatically expires unless it is revived. *Mid-State Bank & Trust Co. v. Globalnet International, Inc.*, 710 A.2d 1187, 1190 (Pa.Super.1998), *aff'd*, 557 Pa. 555, 735 A.2d 79 (1999). While a judgment lien may be revived even after it has expired, any priority it had against intervening liens prior to expiration is lost in the interim. *Shearer*, 560 Pa. at 637 n. 1, 747 A.2d at 860 n. 1.

When a writ of revival issues, the Prothonotary is required to index it against each named defendant in the judgment index. Pa. R.C.P. 3027(a), 42 Pa.C.S.A. Once it is indexed, the writ becomes a lien upon all real property owned at that time by any defendant against whom the original judgment was entered. Pa. R.C.P. 3027(b), 42 Pa.C.S.A. The resulting lien continues for a period of five years from the date on which it was indexed. Pa. R.C.P. 3027(C), 42 Pa.C.S.A.

In re Zampatti, 300 B.R. 415, 419-420 (Bankr. W.D. 2003).

8. Furthermore, Pennsylvania appellate courts have recognized that, “[j]udgment creditors have a protectable property interest as the judgment is a valuable form of property.” *Morgan Guaranty Trust Co. of New York v. Staats*, 631 A.2d 631, 636-637 (Pa. Super. 1993) (quoting *In re Upset Sale, Tax Claim Bureau of Berks County*, 479 A.2d 940, 944 (Pa. 1984)).

9. Thus, unless this Court permits Republic Bank to revive its judgments, Republic Bank will suffer prejudice from the loss of its property and the protection the judgments afford, including Republic Bank’s current lien priority.

10. Furthermore, Republic Bank will be prejudiced because if it prevails in its adversary action against debtor, to deny debtor a discharge (currently pending at Adversary Action No. 15-00037), Republic Bank’s judgments could lapse in the meantime. This will compromise future collection against debtor and Altchem.

11. Additionally, there is currently a dispute regarding the priority of Republic Bank's judgment liens on the proceeds of funds from the sale of debtor's former property located at 1320B Industrial Blvd., Upper Southampton, PA 18966 (the "Southampton Property"). *See* Doc. Nos. 436 (Republic Bank's Motion to Strike Alleged Liens), 440 (Chapter 7 Trustee's Response), 441 (Response of Debtor), and 442 (Response of Danielle Portnoy and the SamZach Irrevocable Trust). Unless this Court permits Republic Bank to revive its judgment liens, Republic Bank may be vulnerable to the argument that it is not entitled to any funds because its judgment liens have expired.

12. However, no prejudice will result to debtor from allowing Republic Bank to revive its judgments and preserve them, especially considering debtor's inaction regarding the judgments. Since debtor filed his petition, debtor has never challenged Republic Bank's state court judgments in this Court. Moreover, in the Courts of Common Pleas, debtor failed to prosecute his petitions to strike/open the judgments. *See* Exhibits 1-3. *See also* Pa. R.C.P. 2959(f) ("The lien of the judgment or of any levy or attachment shall be preserved while the proceedings to strike off or open the judgment are pending.").

13. Pennsylvania Rule of Civil Procedure 3026.1 requires the revival of a judgment as to all joint defendants. The Rule states that:

...if there is a judgment against two or more joint defendants, no revival of the lien of the judgment shall be effective against any such defendants unless all joint defendants are made parties to the revival proceedings.

Accordingly, under Pennsylvania law, Republic Bank cannot revive its judgments only against Altchem. Rather, Republic Bank must revive its judgments as to both Altchem and debtor, since they are jointly liable for the debts.

14. To preserve the status quo, this Court should grant Republic Bank limited relief from the automatic stay so that Republic Bank can revive its state court judgments against debtor and Altchem.

WHEREFORE, Republic Bank respectfully requests that this Court grant this Motion and enter the attached proposed Order.

Respectfully submitted,

SCHNADER HARRISON SEGAL
& LEWIS LLP

Dated: February 9, 2018

By: /s/Jonathan W. Hugg
Richard A. Barkasy, Esq.
Jonathan W. Hugg, Esq.
Daniel M. Pereira, Esq.
1600 Market Street, Suite 3600
Philadelphia, PA 19103

Attorneys for Republic First Bank

EXHIBIT 1

Case #2014-02806

Case Number	2014-02806
Commencement Date	1/24/2014
Case Type	Complaint In Confession of Judgment
PFA Number	
Caption Plaintiff	REPUBLIC FIRST BANK
Caption Defendant	PORTNOY, BARRY
Lis Pendens Indicator	No
Status	3 - OPEN
Judge	SALTZ
Remarks	
Sealed	No
Interpreter Needed	NO

Plaintiffs

Name	Address	Country	Counsel	Notify	Sequence
REPUBLIC FIRST BANK	TWO LIBERTY PLACE 50 S 16TH STREET SUITE 2400 PHILADELPHIA, PA 19102 UNITED STATES	UNITED STATES	HUGG, JONATHAN W	Yes	1
REPUBLIC BANK	TWO LIBERTY PLACE 50 S 16TH STREET SUITE 2400 PHILADELPHIA, PA 19102 UNITED STATES	UNITED STATES	HUGG, JONATHAN W	Yes	2

Defendants

Name	Address	Country	Counsel	Notify	Sequence
PORTNOY, BARRY	15 GREAT HILLS ROAD NEW HOPE, PA 18938-9283 UNITED STATES	UNITED STATES		Yes	1
ALTCHER ENVIRONMENTAL SERVICES INC	1300 INDUSTRIAL HIGHWAY UNIT 5 SOUTHAMPTON, PA 18966 UNITED STATES	UNITED STATES		Yes	2

Garnishees

Name	Address	Country	Counsel	Notify
TD BANK	100 W. DEKALB PIKE KING OF PRUSSIA, PA 19406 UNITED STATES	UNITED STATES	SIRLIN, JON C	No
FULTON BANK	710 UPPER STATE ROAD NORTH WALES, PA 19454 UNITED STATES	UNITED STATES		No

Docket Entries

Seq.	Filing Date	Docket Type	Docket Text	Sealed	Filing ID
0	1/24/2014	Complaint In Confession of Judgment		No	9632249
1	1/24/2014	Entry of Appearance	OF JONATHAN W HUGG, ESQ FOR PLAINTIFF	No	9632250
2	1/24/2014	Affidavit of Income		No	9632251
3	1/24/2014	Affidavit of Business Transaction		No	9632252
4	1/24/2014	Affidavit Non Retail Install Sales Transaction		No	9632253
5	1/24/2014	Affidavit of Non-Military Service		No	9632289
6	1/24/2014	Averment of Default		No	9632290

7		1/24/2014	Certification of Addresses		No	9632291
8		1/24/2014	Notice 236 Required Document Mailed		No	9632292
9	E	2/21/2014	Petition to Open/Strike Judgment	BY ALTICHEM ENVIRONMENTAL SERVICES INC; BARRY PORTNOY WITH SERVICE ON 02/21/2014	No	9660194
10		2/25/2014	Rule	DATE ON MARCH 31, 2014 KEHS CA	No	9664430
11	E	3/6/2014	Affidavit/Certification	AS TO RULE RETURN FOR DEFENDANT'S PETITION TO STRIKE OR OPEN CONFESED JUDGMENT	No	9686433
12		3/13/2014	(Internal Use Only) Not Found as to	ALTICHEM ENVIRONMENTAL SERVICES INC ON 3-4-14 BUCKS CO	No	9696314
13		3/13/2014	(Internal Use Only) Served	BARRY PORTNOY ON 2-26-14 BUCKS CO	No	9696364
14	E	3/14/2014	Motion	BY ALTICHEM ENVIRONMENTAL SERVICES INC; BARRY PORTNOY FOR STAY OF EXECUTION PURSUANT TO PA. R.C.P. NO. 3121 WITH SERVICE ON 03/14/2014	No	9701315
15		3/18/2014	Notice of Scheduling		No	9704234
16		3/26/2014	(Internal Use Only) Not Found as to	ALTICHEM ENVIRONMENTAL SERVICES INC ON 3-7-14 BUCKS CO	No	9719460
17		3/26/2014	(Internal Use Only) Served	BARRY PORTNOY ON 2-21-14 BUCKS CO	No	9719461
18	E	3/28/2014	Answer/Response	BY PLAINTIFF TO DEFENDANTS WITH SERVICE ON 03/28/2014	No	9725328
19	E	3/28/2014	Affidavit/Certificate of Service of	PLAINTIFF'S RESPONSE AND NEW MATTER IN OPPOSITION TO DEFENDANTS' MOTION FOR STATE OF EXECUTION ON 03/28/2014 TO DEFENDANTS	No	9725354
20	E	3/28/2014	Answer & New Matter by	REPUBLIC BANK; REPUBLIC FIRST BANK WITH SERVICE ON 03/28/2014	No	9725483
21	E	3/28/2014	Affidavit/Certificate of Service of	CERTIFICATE OF SERVICE OF PLAINTIFF'S ANSWER AND NEW MATTER IN OPPOSITION TO DEFENDANTS' PETITION TO STRIKE OR OPEN PLAINTIFF'S CONFESED JUDGMENT ON 03/29/2014 TO DEFENDANTS	No	9725499
22	E	3/31/2014	Praec to Attach	PRAECIPE TO ATTACH COVER SHEET TO PLAINTIFF'S ANSWER AND NEW MATTER IN OPPOSITION TO DEFENDANTS' PETITION TO STRIKE OR OPEN CONFESED JUDGMENT TO PLAINTIFF'S ANSWER AND NEW MATTER IN OPPOSITION TO DEFENDANT'S PETITION TO STRIKE OR OPEN CONFESED JUDGMENT	No	9729165
23	E	3/31/2014	Affidavit/Certificate of Service of	PLAINTIFF'S PRAECIPE TO ATTACH COVER SHEET TO PLAINTIFF'S ANSWER AND NEW MATTER IN OPPOSITION TO DEFENDANT'S PETITION TO STRIKE OR OPEN CONFESED JUDGMENT ON 03/31/2014 TO DEFENDANTS	No	9729173
24		4/2/2014	Order	OF 4/1/14 MOORE, J MOTION FOR STAY OF EXECUTION DENIED CC This order/judgment was docketed and sent on 04/02/2014 pursuant to Pa. R. C. P. 236.	No	9731255
25	E	4/8/2014	Reply to New Matter	BY ALTICHEM ENVIRONMENTAL SERVICES INCORPORATED AND BARRY PORTNOY WITH SERVICE ON 04/08/2014	No	9739209
26		4/11/2014	Order	(SUR DEFENDANT PETITION TO STRIKE OR OPEN CONFESED JUDGMENT) OF 4/7/14 KEHS, CA TO BE PLACED ON ARGUMENT LIST UPON FILING ARGUMENT PRAECIPE CC This order/judgment was docketed and sent on 04/11/2014 pursuant to Pa. R. C. P. 236.	No	9744118
27	E	5/16/2014	Motion	BY REPUBLIC BANK; REPUBLIC FIRST BANK MOTION TO COMPEL DEPOSITION OF DEFENDANT BARRY PORTNOY WITH SERVICE ON 05/16/2014	No	9792596
28	E	5/19/2014	Praec to Attach	AMENDED COVER SHEET TO PLAINTIFF'S MOTION TO COMPEL DEPOSITION OF DEFENDANT BARRY PORTNOY	No	9794462
29	E	5/19/2014	Affidavit/Certificate of Service of	PLAINTIFF'S PRAECIPE TO ATTACH AMENDED COVER SHEET ON 05/16/2014 TO ROBERT J. KRANDEL, ESQUIRE	No	9794485

30		5/20/2014	Rule	DATE ON 6/23/14 KEHS CA	No	9796361
31	E	5/20/2014	Affidavit/Certificate of Service of	RULE TO SHOW CAUSE ON 05/20/2014 TO ROBERT J. KRANDEL, ESQUIRE	No	9796960
32	E	5/23/2014	Motion	BY REPUBLIC BANK; REPUBLIC FIRST BANK MOTION TO COMPEL DEPOSITION OF MICHAEL CARSON, ESQUIRE WITH SERVICE ON 05/23/2014	No	9802164
33	E	5/28/2014	Praec-Writ of Execution Confessed Judgment w/ Garnishee	AGAINST ALTICHEM ENVIRONMENTAL SERVICES INC; BARRY PORTNOY AND FULTON BANK; TD BANK	No	9808601
34	E	5/29/2014	Interrogatories To	FULTON BANK	No	9809331
35	E	5/29/2014	Affidavit/Certificate of Service of	INTERROGATORIES ON 05/29/2014 TO FULTON BANK	No	9809332
36	E	5/29/2014	Interrogatories To	TD BANK	No	9809347
37	E	5/29/2014	Affidavit/Certificate of Service of	INTERROGATORIES ON 05/29/2014 TO TD BANK	No	9809350
38		6/3/2014	(Internal Use Only) Served	FULTON BANK ON 6-2-14	No	9819394
39		6/3/2014	(Internal Use Only) Served	TD BANK ON 6-2-14	No	9819395
40	E	6/6/2014	Affidavit/Certification of Service w/Rule Returnable	OF RULE TO SHOW CAUSE REGARDING PLAINTIFF'S MOTION TO COMPEL DEPOSITION OF MICHAEL CARSON, ESQUIRE ON 06/06/2014 TO ROBERT J. KRANDEL, ESQUIRE	No	9825918
41		6/9/2014	Entry of Appearance	OF JON C. SIRLIN FOR TD BANK	No	9831438
42		6/11/2014	Rule	DATE ON JULY 7, 2014 KEHS CA	No	9832055
43	E	6/12/2014	Praec for Argument	MATTER IS APPEALABLE - DEFENDANTS' PETITION TO STRIKE OR OPEN CONFESSIONED JUDGMENT	No	9833837
44	E	6/12/2014	Affidavit/Certificate of Service of	PRAECIPE FOR ARGUMENT ON DEFENDANTS' PETITION TO STRIKE OR OPEN CONFESSIONED JUDGMENT ON 06/12/2014 TO ROBERT J. KRANDEL, ESQUIRE	No	9833843
45		6/20/2014	Answer to Interrogatories By	FULTON BANK WITH NEW MATTER WITH SERVICE ON 6/17/2014	No	9853938
46		6/25/2014	Answer to Interrogatories By	TD BANK	No	9855727
47	E	7/1/2014	Attachment Dissolved/Discontinued	AS TO TD BANK	No	9858261
48	E	7/1/2014	Affidavit/Certificate of Service of	ORDER TO DISCONTINUE ATTACHMENT EXECUTION AGAINST GARNISHEE, TD BANK ON 07/01/2014 TO ROBERT KRANDEL, ESQUIRE AND JON SIRLIN, ESQUIRE	No	9858285
49		7/2/2014	Order	OF 6/30/14 DEL RICCI, J PLAINTIFF MOTION TO COMPEL GRANTED CC THIS ORDER/JUDGMENT WAS DOCKETED AND SENT ON 07/02/2014 PURSUANT TO PA. R. C. P. 236.	No	9859990
50	E	7/2/2014	Affidavit/Certificate of Service of	ORDER GRANTING PLAINTIFF'S MOTION TO COMPEL DEPOSITION OF DEFENDANT BARRY PORTNOY ON 07/02/2014 TO ROBERT J. KRANDEL, ESQUIRE	No	9860592
51	E	7/3/2014	Judgment Against Garnishee Entered in Favor of	REPUBLIC FIRST BANK & AGAINST FULTON BANK IN AMOUNT OF \$15,619.57. NOTICE 236 SENT ON 7-3-2014	No	9861625
52	E	7/3/2014	Affidavit/Certificate of Service of	JUDGMENT AGAINST GARNISHEE ON 07/03/2014 TO ALL PARTIES	No	9861664
53		7/22/2014	Order	OF 7/18/14 MOORE, J MOTION GRANTED; MICHAEL CARSON ESQ SHALL APPEAR FOR DEPOSITION WITHIN 20 DAYS OF THE DATE OF THIS ORDER; CC THIS ORDER/JUDGMENT WAS DOCKETED AND SENT ON 07/23/2014 PURSUANT TO PA. R. C. P. 236.	No	9885980
54	E	7/23/2014	Affidavit/Certificate of Service of	ORDER DATED JULY 18, 2014 GRANTING PLAINTIFF'S MOTION TO COMPEL DEPOSITION OF MICHAEL CARSON, ESQUIRE ON 07/23/2014 TO ROBERT J. KRANDEL, ESQUIRE	No	9888417

55	E	7/29/2014	Partial Satisfaction	AS TO FULTON BANK	No	9897504
56	E	7/29/2014	Affidavit/Certificate of Service of	PRAECIPE TO SATISFY JUDGMENT AS TO GARNISHEE, FULTON BANK ON 07/29/2014 TO DEFENDANTS	No	9897508
57	E	7/31/2014	Motion	BY REPUBLIC BANK; REPUBLIC FIRST BANK FOR CONTEMPT AND FOR SANCTIONS AGAINST DEFENDANT WITH SERVICE ON 07/31/2014	No	9901503
58	E	7/31/2014	Affidavit/Certificate of Service of	MOTION FOR CONTEMPT AND FOR SANCTIONS AGAINST DEFENDANT BARRY PORTNOY ON 07/31/2014 TO ALL DEFENDANTS	No	9901577
59	E	8/8/2014	Suggestion	OF BANKRUPTCY	No	9911688
60	E	8/8/2014	Affidavit/Certificate of Service of	SUGGESTION OF BANKRUPTCY ON 08/08/2014 TO ALL DEFENDANTS	No	9911700
61		8/8/2014	Suggestion	OF BANKRUPTCY USBC EAST DIST OF PA 14-16081 FILED 7/30/2014	No	9911642
62		8/8/2014	Affidavit/Certificate of Service of	SUGGESTION OF BANKRUPTCY ON 8/7/2014 TO JONATHAN HUGG	No	9911804
63	E	10/23/2014	Miscellaneous	ORDER GRANTING RELIEF FROM STAY ALLOWING STATE COURT LAWSUITS TO PROCEED AGAINST NON-BANKRUPT, NON-DEBTOR CO-DEFENDANTS OF DEBTOR BARRY PORTNOY	No	10022513
64	E	10/23/2014	Affidavit/Certificate of Service of	ORDER GRANTING RELIEF FROM STAY ALLOWING STATE COURT LAWSUITS TO PROCEED AGAINST NON-BANKRUPT NON-DEBTOR CO-DEFENDANTS OF DEBTOR BARRY PORTNOY ON 10/23/2014 TO DEFENDANTS COUNSEL	No	10022531
65		12/31/2014	Order	OF 12/30/14 DEL RICCI, J PARTIES SHALL ENGAGE IN DISCOVERY CC THIS ORDER/JUDGMENT WAS DOCKETED AND SENT ON 12/31/2014 PURSUANT TO PA. R. C. P. 236.	No	10115248
66		1/7/2015	Returned Copy		No	10128877

Judgments

For	Against	Date	Amount
REPUBLIC FIRST BANK	ALTCHEM ENVIRONMENTAL SERVICES INC	1/24/2014	707,754.06
REPUBLIC FIRST BANK	PORTNOY, BARRY	1/24/2014	707,754.06
REPUBLIC FIRST BANK	TD BANK	5/28/2014	WRIT/EXEC
REPUBLIC FIRST BANK	FULTON BANK	5/28/2014	WRIT/EXEC
REPUBLIC FIRST BANK	PORTNOY, BARRY	5/28/2014	WRIT/EXEC
REPUBLIC FIRST BANK	ALTCHEM ENVIRONMENTAL SERVICES INC	5/28/2014	WRIT/EXEC
REPUBLIC FIRST BANK	FULTON BANK	7/3/2014	15,619.57

EXHIBIT 2

Case #2014-01743

Case Number	2014-01743
Matter Code	
Commencement Date	3/12/2014 2:05:58 PM
Case Type	CERTIFICATION OF JUDGMENT FROM ANOTHER COURT FILED. ASSUMPSIT. JUDGMENT ENTERED IN THE SUM OF \$
PFA Number	
Caption Plaintiff	REPUBLIC FIRST BANK
Caption Defendant	PORTNOY, BARRY
Lis Pendens Indicator	No
Status	6
Judge	James M. McMaster
Parcel Number	
Remarks	CERTIFICATION OF JUDGMENT FROM MONTGOMERY COUNTY COURT FILED. ASSUMPSIT. JUDGMENT ENTERED IN THE SUM OF \$707,754.06+CST/INT AGNST DEFTS.
Sealed	No
Consolidated	No

Plaintiffs

Name	Address	Counsel	Notify	Sequence	ProSe
REPUBLIC FIRST BANK	UNKNOWN , UNITED STATES	HUGG, JONATHAN W.	Yes	1	
REPUBLIC BANK DBA	UNKNOWN , UNITED STATES	HUGG, JONATHAN W.	Yes	2	

Defendants

Name	Address	Counsel	Notify	Sequence	ProSe
PORTNOY, BARRY	794 PENLLYN PIKE BLUE BELL, PA 19422 UNITED STATES		Yes	1	
ALTCHEM ENVIRONMENTAL SERVICES INC	794 PENLLYN PIKE BLUE BELL, PA 19422 UNITED STATES		Yes	2	

Docket Entries

Seq.	Filing Date	Docket Text	Sealed	Filing ID
0	3/12/2014 2:05:58 PM	CERTIFICATION OF JUDGMENT FROM MONTGOMERY COUNTY COURT FILED. ASSUMPSIT. JUDGMENT ENTERED IN THE SUM OF \$707,754.06+CST/INT AGNST DEFTS.	No	10493612
1	3/12/2014 2:09:44 PM	APPEARANCE OF JONATHAN W HUGG ESQ., ENTERED FOR PLAINTIFF.	No	10493693
2	3/12/2014 2:10:09 PM	AFFIDAVIT OF LAST KNOWN ADDRESS FILED.	No	10493694
3	3/12/2014 2:10:16 PM	NOTICE MAILED IN ACCORDANCE WITH PA. R.C.P. 236 AS AMENDED.	No	10493695
4	8/11/2014 9:23:21 AM	NOTICE OF PENDING BANKRUPTCY PROCEEDINGS	No	10634836
5	8/11/2014 9:23:27 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10634837
6	10/24/2014 1:49:41 PM	AFFIDAVIT OF SERVICE BY MAIL COPY OF COURT ORDER DATED 10/21/14 SERVED UPON ROBERT J. KRANDEL, ESQ. ON 10/23/14 BY FIRST CLASS MAIL.	No	10699602
7	10/27/2014 9:16:02 AM	ORDER OF US BANKRUPTCY COURT EASTERN DISTRICT OF PA GRANTING RELIEF FROM STAY ALLOWING STATE COURT LAWSUITS TO PROCEED AGAINST NON-BANKRUPT, NON-DEBTOR CO-DEFENDANTS OF DEBTOR BARRY PORTNOY. (SEE ORDER FOR DETAILS)	No	10700080

Judgments

For	Against	Date	Amount
REPUBLIC BANK DBA	PORTNOY, BARRY	3/12/2014 2:09:29 PM	707,754.06
REPUBLIC BANK DBA	ALTCHEM ENVIRONMENTAL SERVICES INC	3/12/2014 2:09:36 PM	707,754.06
REPUBLIC FIRST BANK	PORTNOY, BARRY	3/12/2014 2:09:12 PM	707,754.06
REPUBLIC FIRST BANK	ALTCHEM ENVIRONMENTAL SERVICES INC	3/12/2014 2:09:25 PM	707,754.06

EXHIBIT 3

Case #2014-00535

Case Number	2014-00535
Matter Code	
Commencement Date	1/27/2014 9:01:05 AM
Case Type	COMPLAINT IN CONFESSION OF JUDGMENT FILED. EO DIE JUDGMENT ENTERED IN THE SUM OF \$
PFA Number	
Caption Plaintiff	REPUBLIC FIRST BANK
Caption Defendant	ALTCHEM ENVIRONMENTAL SERVICES INC
Lis Pendens Indicator	No
Status	6
Judge	Robert O. Baldi
Parcel Number	48-020-042-0010-0B5
Remarks	COMPLAINT IN CONFESSION OF JUDGMENT FILED. EO DIE JUDGMENT ENTERED IN THE SUM OF \$1,732,841.70 21.75PD
Sealed	No
Consolidated	No

Plaintiffs

Name	Address	Counsel	Notify	Sequence	ProSe
REPUBLIC FIRST BANK	TWO LIBERTY PLACE 50 S 16TH STREET, SUITE 2400 PHILA, PA 19102 UNITED STATES	COLLURA, ELIZABETH F MCGRAVEY, DANIEL J.	Yes	1	

Defendants

Name	Address	Counsel	Notify	Sequence	ProSe
ALTCHEM ENVIRONMENTAL SERVICES INC	1300 INDUSTRIAL HIGHWAY, UNIT #5 SOUTHAMPTON, PA 18966 UNITED STATES		Yes	1	
PORTNOY, BARRY	15 GREAT HILLS ROAD NEW HOPE, PA 18938-9283 UNITED STATES		Yes	2	

Docket Entries

Seq.	Filing Date	Docket Text	Sealed	Filing ID
0	1/27/2014 9:01:05 AM	COMPLAINT IN CONFESSION OF JUDGMENT FILED. EO DIE JUDGMENT ENTERED IN THE SUM OF \$1,732,841.70 21.75PD	No	10453832
1	1/27/2014 9:05:33 AM	APPEARANCE OF JONATHAN W HUGG AND NOLAN G SHENAI ESQ., ENTERED FOR PLAINTIFF.	No	10453918
2	1/27/2014 9:06:20 AM	WARRANT OF ATTORNEY FOR DEFENDANT FILED. APPEARANCE OF JONATHAN W HUGG ESQ AND NOLAN G SHENAI , ESQ., ENTERED.	No	10453919
3	1/27/2014 9:07:02 AM	AFFIDAVIT OF LAST KNOWN ADDRESS FILED.	No	10453920
4	1/27/2014 9:07:13 AM	AFFIDAVIT AS TO DEFENDANT'S INCOME FILED.	No	10453921
5	1/27/2014 9:07:24 AM	AFFIDAVIT OF NON-CONSUMER CREDIT TRANSACTION FILED.	No	10453922
6	1/27/2014 9:07:36 AM	AFFIDAVIT OF NON-MILITARY SERVICE FILED.	No	10453933
7	1/27/2014 9:07:47 AM	AFFIDAVIT OF BUSINESS USE FOR LOAN FILED.	No	10453934
8	1/27/2014 9:07:58 AM	NOTICE MAILED IN ACCORDANCE WITH PA. R.C.P. 236 AS AMENDED.	No	10453935
9	2/11/2014 4:20:25 PM	RECEIVED IN SHERIFF'S OFFICE FOR SERVICE. TRANSACTION #14 1 02146 . AMOUNT PAID \$79.00 AR .	No	10467400

17	2/12/2014 10:50:45 AM	SHERIFF'S RETURN, UNDER OATH, FILED. DEPUTY MAGGEO , SERVED DEFENDANT(S) ALTICHEM ENVIROMENTAL SERVICES, INC. PURSUANT TO PA.R.C.P. #402(A)(2)(III) BY HANDLING TO BARRY PORTNAY, PCB, AT 1300 INDUSTRIAL HWY, UNIT # 5 SOUTHAMPTON, PA 18966 ,AR	No	10478149
12	2/14/2014 11:15:02 AM	SHERIFF'S RETURN, UNDER OATH, FILED. DEPUTY RENSON SERVED DEFENDANT(S) PURSUANT TO PA.R.C.P. #402(A) (2) (I) SERVED BARRY PORTNOY BY HANDLING TO DANIELLE PORTNOY, WIFE, AT 155 N. ELM AVE, NEWTOWN, PA. NK	No	10475914
10	2/18/2014 3:13:00 PM	PETITION TO OPEN AND/OR STRIKE JUDGMENT FILED BY DEFTS.	No	10472033
11	2/19/2014 11:48:09 AM	AFFIDAVIT OF SERVICE BY MAIL FILED.	No	10472335
13	2/21/2014 4:10:35 PM	PAPERS RETURNED TO PROTHONOTARY. INVOICE MAILED TO JONATHAN W HUGG, ESQ TRANSACTION # 14 1 02146	No	10475987
14	2/24/2014 1:27:28 PM	MOTION TO QUASH SUBPOENA FILED BY ALTICHEM ENVIRONMENTAL SERVICES, INC., BARRY PORTNOY AND MICHAEL E. CARSON, ESQ.	No	10477122
15	2/24/2014 1:29:30 PM	MEMORANDUM OF LAW FILED.	No	10477133
16	2/24/2014 1:29:39 PM	AFFIDAVIT OF SERVICE BY MAIL FILED.	No	10477134
18	2/25/2014 12:23:29 PM	PAPERS RETURNED TO PROTHONOTARY. INVOICE MAILED TO JONATHAN W HUGG, ESQ TRANSACTION # 14 1 02146 AR	No	10478381
21	3/12/2014 12:38:51 PM	RULE RETURNABLE 3/31/14	No	10497614
19	3/12/2014 12:48:22 PM	RESPONSE IN OPPOSITION TO THE MOTION OF ALTICHEM ENVIRONMENTAL SERVICES, INC., BARRY PORTNOY, AND MICHAEL E. CARSON, ESQ. TO QUASH SUBPOENA FILED BY PLTF.	No	10493446
20	3/12/2014 12:49:13 PM	AFFIDAVIT OF SERVICE BY MAIL FILED.	No	10493447
22	3/17/2014 1:45:32 PM	MOTION TO STAY OF EXECUTION FILED BY DEFTS'.	No	10497819
23	3/17/2014 1:45:55 PM	AFFIDAVIT OF SERVICE BY MAIL FILED.	No	10497820
24	3/17/2014 3:51:30 PM	LETTER CAME TO HAND COURT ADMIN PROBLEM NOTICE RETURNED IN RE:MOTION TO QUASH SUBPOENA FILED 2/24/2014	No	10498152
25	3/20/2014 9:34:49 AM	MOTION FOR PROTECTIVE ORDER AND FOR STAY OF DEPOSITION OF MOVANT, NON-PARTY DANIELLE PORTNOY.	No	10500738
26	3/20/2014 9:40:19 AM	MEMORANDUM OF LAW FILED.	No	10500739
27	3/20/2014 9:40:28 AM	AFFIDAVIT OF SERVICE BY MAIL FILED.	No	10500740
28	3/24/2014 12:42:30 PM	RULE RETURNABLE APRIL 14 2014	No	10507062
29	4/1/2014 3:14:41 PM	ANSWER AND NEW MATTER BY PLTF IN OPPOSITION TO DEFT'S PETITION TO STRIKE OR OPEN PLTF'S CONFESSED JUDGMENT.	No	10512868
30	4/1/2014 3:15:31 PM	AFFIDAVIT OF SERVICE BY MAIL	No	10512869
31	4/9/2014 11:28:27 AM	REPLY BY DEFTS TO NEW MATTER OF PLTF.	No	10520211
32	4/9/2014 11:28:50 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10520212

33	4/14/2014 11:43:08 AM	RESPONSE AND NEW MATTER BY PLTF, IN OPPOSITION TO DEFTS' MOTION FOR STAY OF EXECUTION.	No	10524538
34	4/14/2014 11:45:12 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10524539
35	4/17/2014 9:12:36 AM	PRAECIPE TO WITHDRAW DEFT'S MOTION FOR STAY OF EXECUTION PETITION FILED. EO DIE PETITION MARKED WITHDRAWN.	No	10528082
36	4/17/2014 11:13:05 AM	RESPONSE AND NEW MATTER IN OPPOSITION TO MOVANT NON-PARTY DANIELLE PORTNOY'S MOTION FOR PROTECTIVE ORDER AND FOR STAY OF DEPOSITION BY PLTF.	No	10528521
37	4/17/2014 11:14:23 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10528522
38	5/1/2014 1:31:09 PM	RULE RETURNABLE BY 6/2/14.	No	10541099
39	5/5/2014 11:51:11 AM	RULE RETURNABLE 6/2/14	No	10552005
40	5/22/2014 10:29:50 AM	MOTION TO STRIKE PLTF'S NEW MATTER FILED IN RESPONSE TO MOVANT'S MOTION FOR PROTECTIVE ORDER AND FOR STAY OF DEPOSITION. BY MOVANT, DANIELLE PORTNOY.	No	10559967
41	5/22/2014 10:33:11 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10559968
42	5/30/2014 8:56:54 AM	MEMORANDUM OF LAW BRIEF BY PLTF IN OPPOSITION TO MOVANT, NON-PARTY DANIELLE PORTNOY'S MOTION FOR PROTECTIVE ORDER AND FOR STAY OF DEPOSITION	No	10566298
43	5/30/2014 8:58:20 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10566299
44	6/2/2014 9:05:05 AM	MEMORANDUM OF LAW BRIEF BY PLTF IN OPPOSITION TO THE MOTION OF DEFTS AND MICHAEL CARSON TO QUASH A SUBPOENA DIRECTED TO CARSON	No	10567600
45	6/2/2014 9:06:47 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10567601
46	6/4/2014 11:59:27 AM	PRAECIPE UNDER B.C.R.C.P. 208.3(B) BY DEFTS.	No	10570704
47	6/9/2014 8:38:23 AM	LETTER CAME TO HAND: COURT ADMIN PROBLEM NOTICE RETURNED IN RE: 208; RULE TO SHOW CAUSE (QUASH SUBPOENA) FILED ON JUNE 4, 2014.	No	10573775
48	6/11/2014 10:38:19 AM	MOTION TO QUASH SUBPOENA AND FOR A PROTECTIVE ORDER, BY ERIC HEINZ, ESQ.	No	10576802
49	6/11/2014 10:39:23 AM	MEMORANDUM OF LAW	No	10576808
50	6/11/2014 10:39:34 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10576809
51	6/13/2014 9:51:30 AM	PRAECIPE UNDER B.C.R.C.P. 208.3(B) BY DANIELLE PORTNOY.	No	10583139
52	6/13/2014 9:52:24 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10583140
53	6/16/2014 9:17:57 AM	PRAECIPE REQUESTING ORAL ARGUMENT UNDER B.C.R.C.P. 208.3(B) BY PLTF.	No	10584132
54	6/16/2014 9:18:27 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10584133

55	6/16/2014 10:13:37 AM	PRAECIPE UNDER B.C.R.C.P. 208.3(B)(6) BY PLTF.	No	10584312
56	6/16/2014 10:14:00 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10584313
57	6/18/2014 1:28:54 PM	PRAECIPE UNDER B.C.R.C.P. 208.3(B) BY DEFTS.	No	10587373
58	6/24/2014 9:59:03 AM	FILE SENT TO JUDGE PURSUANT TO RULE 208.3(B) PRAECIPE. JUNE 13, 2014.	No	10592924
59	6/25/2014 9:09:36 AM	LETTER CAME TO HAND: COURT ADMIN PROBLEM NOTICE RETURNED IN RE: 208; RULE TO SHOW CAUSE (OPEN/STRIKE JUDGMENT) FILED ON JUNE 16, 2014.	No	10594217
65	6/26/2014 9:16:23 AM	ORDER ENTERED ON 6/25/14 BY JUDGE ROBERT O. BALDI THAT THE ORAL ARGUMENT HAS BEEN SCHEDULED IN THE ABOVE-CAPTIONED MATTER ON AUGUST 21, 2014 AT 9:30 AM, IN COURTROOM A8, BUCKS COUNTY COURTHOUSE.	No	10597906
66	6/27/2014 9:19:48 AM	NOTICE OF FILING OF ORDER OF THE COURT UNDER P.A.R.C.P. #236 MAILED TO JONATHAN W. HUGG AND WALTER H. FLAMM JR.	No	10597907
60	6/27/2014 9:56:09 AM	PRAECIPE TO WITHDRAW REQUEST FOR ORAL ARGUMENT ON THE MOTION FOR PROTECTIVE ORDER AND FOR STAY OF DEPOSITION OF MOVANT NON PARTY DANIELLE PORTNOY BY ALESIA S SULOLOCK ESQ.	No	10596777
61	6/27/2014 9:57:26 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10596828
62	6/27/2014 9:58:52 AM	PETITION TO WITHDRAW APPEARANCE AS COUNSEL FOR NON-PARTY MOVANT DANIELLE PORTNOY BY ARTHUR W LEFCO ESQ AND ALESIA S SULOLOCK ESQ.	No	10596829
63	6/27/2014 10:02:30 AM	MEMORANDUM OF LAW	No	10596830
64	6/27/2014 10:02:41 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10596831
67	6/30/2014 10:03:45 AM	FILE SENT TO JUDGE PURSUANT TO RULE 208.3(B) PRAECIPE. JUNE 16, 2014.	No	10598084
68	6/30/2014 10:04:09 AM	FILE SENT TO JUDGE PURSUANT TO RULE 208.3(B) PRAECIPE. JUNE 16, 2014.	No	10598085
72	6/30/2014 12:46:53 PM	RULE RETURNABLE 7/21/14	No	10601550
69	7/2/2014 10:30:42 AM	AFFIDAVIT OF SERVICE BY MAIL COPY OF ATTACHED ORDER SERVED UPON WALTER H. FLAMM, ESQ. AND ALESIA S. SULOLOCK, ESQ. ON 6/25/14	No	10601157
70	7/2/2014 12:20:15 PM	PRAECIPE UNDER B.C.R.C.P. 208.3(B)(5) BY PLTF.	No	10601442
71	7/2/2014 12:20:49 PM	AFFIDAVIT OF SERVICE BY MAIL	No	10601443
73	7/10/2014 8:43:58 AM	LETTER CAME TO HAND COURT ADMIN PROBLEM NOTICE RETURNED IN RE: 208 RULE TO SHOW CAUSE (STRIKE OPEN JUDGMENT FILED JUNE 2, 2014	No	10607230
74	7/11/2014 12:58:39 PM	PRAECIPE UNDER BCRCP 208.3(B) RETURNED TO COUNSEL BY COURT ADMINISTRATOR AS INAPPROPRIATE FOR RULE 208.3(B) DISPOSITION. FILED 6/2/14.	No	10610701
75	7/15/2014 2:49:50 PM	PRAECIPE FOR WRIT OF EXECUTION FILED AND WRIT EXIT. TAX PARCEL # 48-020-042-010-0B4 & 48-020-042-010-0B5.	No	10612331
76	7/16/2014 3:32:40 PM	RECEIVED IN SHERIFF'S OFFICE FOR SERVICE. TRANSACTION # 2014 1 12152. AMOUNT PAID \$2,000.00. NK	No	10613550

77	7/16/2014 3:33:15 PM	REAL ESTATE SALE: SALE DATE OCTOBER 10, 2014. ATTY ON WRIT JONATHAN W. HUGG, 215-640-8547.	No	10613551
78	7/16/2014 3:34:06 PM	ADDRESS OF REAL ESTATE: 1300 INDUSTRIAL HIGHWAY, UNITS 4 AND 5, SOUTHAMPTON. TAX PARCEL # 48-020-042-010-0B4 AND 48-020-042-010-0B5.	No	10613552
79	7/16/2014 3:35:09 PM	REAL DEBT FIXED IN THE AMOUNT OF \$1,732,841.70.	No	10613553
80	7/16/2014 3:35:31 PM	FORMER COSTS IN THE SUM OF \$354.25.	No	10613554
81	7/16/2014 3:35:51 PM	REAL ESTATE SALE: LEVY AND SERVICE TO DEPUTY ON THIS DATE.	No	10613560
85	7/17/2014 2:10:47 PM	ORDER ENTERED ON 7/10/2014 BY ROBERT O BALDI,J. ORDERED THAT ORAL ARGUMENT HAS BEEN SCHEDULED FOR 8/21/2014 AT 9:30AM IN COURTROOM A-8	No	10618250
82	7/17/2014 3:07:50 PM	RULE RETURNABLE AUGUST 11, 2014	No	10614774
89	7/18/2014 10:16:49 AM	REAL ESTATE LEVIED UPON BY DEPUTY DICAMPELLO AT 3:15PM ON THIS DATE.	No	10632524
83	7/22/2014 9:34:31 AM	PRAECIPE TO WITHDRAW MOTION OF ERIC HEINZ, ESQ. TO QUASH SUBPOENA AND FOR PROTECTIVE ORDER PETITION FILED. EO DIE PETITION MARKED WITHDRAWN.	No	10617557
84	7/22/2014 9:35:03 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10617558
86	7/22/2014 2:11:33 PM	NOTICE OF FILING OF ORDER OF THE COURT UNDER P.A.R.C.P. #236 MAILED TO JONATHAN HUGG AND WALTER FLAMM ON 7/22/2014	No	10618251
87	7/28/2014 2:36:05 PM	AFFIDAVIT OF SERVICE BY MAIL COPY OF WRITTEN NOTICE TO DEFTS THAT FAILURE TO COMPLY WITH B.C.R.CIV.P. 208.3 WITHIN 10 DAYS PLTF WOULD FILE A PRAECIPE TO DISMISS THE DEFT'S PETITION TO STRIKE OR OPEN CONFESSED JUDGMENT ON 6/12/14	No	10623015
88	7/30/2014 3:42:08 PM	FILE SENT TO JUDGE PURSUANT TO RULE 208.3(B) PRAECIPE. JULY 2, 2014.	No	10625389
90	8/7/2014 10:17:28 AM	SHERIFF'S RETURN, UNDER OATH, FILED. DEPUTY DICAMPELLO ON 8/4/2014 AT 12:30PM SERVED DEFENDANT(S) PURSUANT TO PA.R.C.P. #402(A) (I) W/NOTICE OF SALE AS TO DEFTS BARRY PORTNOY AND ALTICHEM ENVIRONMENTAL SERVICES, INC. BY HANDING TO DEFT BARRY PERSONALLY FOR BOTH @ 1300 INDUSTRIAL BLVD, SOUTHAMPTON. NK	No	10632525
91	8/11/2014 9:25:31 AM	NOTICE OF PENDING BANKRUPTCY PROCEEDINGS	No	10634845
92	8/11/2014 9:25:38 AM	AFFIDAVIT OF SERVICE BY MAIL	No	10634846
93	8/11/2014 11:07:49 AM	NOTICE OF PENDING BANKRUPTCY PROCEEDINGS	No	10635314
94	8/18/2014 12:37:07 PM	ORDER ENTERED ON 8-11-14 BY JUDGE ROBERT BALDI; ALL PROCEEDINGS SHAL BE STAYED PENDING THE RESOLUTION OF THE BANKRUPTCY	No	10644448
95	8/19/2014 12:37:49 PM	NOTICE OF FILING OF ORDER OF THE COURT UNDER P.A.R.C.P. #236 MAILED TO NOLAN SHENAI, JONATHAN HUGG AND WALTER FLAMM JR	No	10644449
96	8/28/2014 3:46:10 PM	SHERIFF'S HAND BILL POSTED BY DEPUTY DICAMPELLO AT 11AM ON THIS DATE.	No	10652902
97	9/2/2014 3:23:37 PM	SALE ADJOURNED BY ATTORNEY ON WRIT JONATHAN W. HUGG TO DECEMBER 12, 2014 SALE. NK	No	10654283
98	10/15/2014 2:48:06 PM	ORDER OF OCT 8 2014, MAGDELINE D COLEMAN UNITED STATES BANKRUPTCY JUDGE , GRANTING MOTION OF REPUBLIC FIRST BANK FOR RELIEF FROM STAY TO PROCEED WITH SHERIFF SALE	No	10691754
99	10/16/2014 1:02:09 PM	AFFIDAVIT OF SERVICE BY MAIL COPY OF ORDER GRANTING PLTF RELIEF FROM STAY TO PROCEED WITH SHERIFF SALE SERVED UPON ROBERT J. KRANDEL, ESQ. ON 10/15/14 BY FIRST CLASS MAIL	No	10692587

100	10/24/2014 1:52:49 PM		AFFIDAVIT OF SERVICE BY MAIL COPY OF COURT ORDER DATED 10/21/14 SERVED UPON ROBERT J. KRANDEL, ESQ ON 10/23/14 BY FIRST CLASS MAIL.	No	10699603
101	10/27/2014 9:12:59 AM		ORDER OF US BANKRUPTCY COURT EASTERN DISTRICT OF PA GRANTING RELIEF FROM STAY ALLOWING STATE COURT LAWSUITS TO PROCEED AGAINST NON-BANKRUPT, NON-DEBTOR CO-DEFENDANTS OF DEBTOR BARRY PORTNOY. (SEE ORDER FOR DETAILS)	No	10700079
102	10/29/2014 1:55:05 PM		AMENDED AFFIDAVIT OF SERVICE OF NOTICE OF SALE FILED. (PA.R.C.P. 3129.1)	No	10703551
103	11/6/2014 8:32:42 AM		AFFIDAVIT OF SERVICE OF NOTICE OF SALE FILED. (PA.R.C.P. 3129.1)	No	10709780
104	12/1/2014 1:45:32 PM		PRAECIPE FOR WITHDRAWAL NOLAN G. SHENAI, ESQ. AS ATTORNEY FOR PLAINTIFF	No	10730282
105	12/1/2014 1:46:13 PM		AFFIDAVIT OF SERVICE	No	10730283
106	12/12/2014 3:08:00 PM		REAL ESTATE SOLD TO PLAINTIFF FOR COSTS IN THE SUM OF \$1,245.44	No	10740984
109	1/6/2015 2:59:12 PM		SHERIFF'S REFUND MADE TO JONATHAN W. HUGG ESQ. , CHECK #76427 , IN THE SUM OF \$719.65 & CHECK #76448, IN THE SUM OF \$87.00 SOLD FOR COST FROM DECEMBER 12,2014 SALE. RECEIPT #2014-1-12152	No	10762175
107	1/7/2015 3:17:56 PM		DEED RECORDED ON 1/7/2015 AT 3:12PM. INSTRUMENT #2015001170 TO RFB PHILADELPHIA PROPERTIES, LLC, 50 S. 16TH STREET, SUITE 2400, PHILADELPHIA, PA 19102.	No	10759619
108	1/7/2015 3:53:45 PM		RETURN MADE TO PROTHONOTARY.	No	10759621
110	6/2/2015 2:32:22 PM		PRAECIPE TO ENTER JUDGMEN ON THE ORDER OF 10/21/2014 AGAINST DEFTS ON THE ORDER OF THE UNITED STATES BANKRUPTCY COURT FOR THE EASTERN DISTRICT OF PA FOR A DEFICIENCY JUDGMENT IN THE SUM OF 1,069,087.14 PLUS CSTS AND INTEREST. FILED. EO DIE JUDGMENT ENTERED	No	10888267
111	6/2/2015 2:36:42 PM		NOTICE MAILED IN ACCORDANCE WITH PA. R.C.P. 236 AS AMENDED.	No	10888268
112	7/2/2015 12:27:31 PM	E	PETITION TO ENTER A DEFICIENCY JUDGMENT AGAINST ALTICHEM ENVIRONMENTAL SERVICES, INC. BY PLTF. WITH SERVICE ON 7/2/2015	No	10918879
113	7/17/2015 1:47:54 PM		RULE RETURNABLE 8/17/15	No	10931964
114	7/27/2015 2:58:47 PM	E	CERTIFICATE OF SERVICE.OF RULE SERVED UPON ROBERT J KRANDEL ESQ ON 7/27/15 US MAIL AND E FILE	No	10939637
115	9/8/2015 10:19:34 AM	E	MOTION TO MAKE RULE ABSOLUTE BY PLTF. WITH SERVICE ON 09/08/2015.	No	10975765
116	9/29/2015 10:59:41 AM		ORDER ENTERED MAKING RULE ABSOLUTE ON 9/28/2015 BY ROBERT O BALDI,J ORDERED THAT THE 7/17/2015 RULE IS HERE BY MADE ABSOLUTE AND IN ACCORDANCE WITH THE ORDER OF THE US BANKRUPTCY COURT FOR THE ED OF PA IN CASE 14-16081(DOC.122), THAT NTHE DEFICIENCY JDMT SHALL BE ENTERED AGAINST ALTICHEM ENVIRONMENTAL SERVICES INC IN THE AMOUNT OF 1,069,087.14 PLUS ANY ACCRUED COSTS AND FEES. THIS ORDER/JUDGMENT WAS DOCKETED AND SENT ON 10/01/2015 PURSUANT TO PA. R. C. P. 236.	No	10996893
117	10/2/2015 9:58:33 AM	E	CERTIFICATE OF SERVICE COPY OF COURT ORDER DATED 9/28/15 SERVED UPON ROBERT J. KRANDEL, ESQ. ON 10/2/15 BY FIRST CLASS MAIL. WITH SERVICE ON 10/02/2015.	No	10999008
118	3/25/2016 1:51:30 PM	E	APPEARANCE OF ELIZABETH F. COLLURA ESQ., ENTERED FOR PLAINTIFF. WITH SERVICE ON 03/25/2016.	No	11171085
119	8/19/2016 1:20:21 PM		MOTION/PETITION TO COMPEL DEPOSITIONS OF A CORPORATE REPRESENTATIVE OF DEFT ALTICHEM ENVIRONMENTAL SERVICES INC BY PLTF.	No	11299050
120	8/19/2016 1:21:15 PM		CERTIFICATE OF SERVICE	No	11299051
121	8/19/2016 2:34:39 PM		REPLY/RESPONSE TO PLTF'S MOTION TO COMPEL THE DEPOSITION OF A CORPORATE REPRESENTATIVE BY DEFT.	No	11299178

122	8/26/2016 8:40:02 AM		ORDER ENTERED ON 8-24-16 BY JUDGE BALDI; THIS ORDER/JUDGMENT WAS DOCKETED AND SENT ON 08/29/2016 PURSUANT TO PA. R. C. P. 236.	No	11304702
123	8/30/2016 3:24:16 PM	E	CERTIFICATE OF SERVICE BY JONATHAN W HUGG ESQ CERTIFIES THAT COPY OF COURT'S RULE TO SHOW CAUSE DATED 8/24/16 WAS SERVED ON 8/30/16 BY VIA EMAIL AND FIRST CLASS MAIL TO ROBERT J KRANDEL ESQ.	No	11306928
124	1/4/2017 4:25:11 PM	E	PRAECIPE TO WITHDRAW WALTER FLAMM JR AS ATTORNEY FOR DEFENDANTS. WITH SERVICE ON 01/04/2017.	No	11487761
125	4/10/2017 1:36:46 PM	E	APPEARANCE OF DANIEL J MCGRAVEY ESQ., ENTERED FOR PLAINTIFF. WITH SERVICE ON 04/10/2017.	No	11568516

Judgments

For	Against	Date	Amount
REPUBLIC FIRST BANK	ALTCHEM ENVIRONMENTAL SERVICES INC	6/2/2015 2:35:46 PM	1,069,087 DEFICIENCY JDMT
REPUBLIC FIRST BANK	PORTNOY, BARRY	6/2/2015 2:36:25 PM	1,069,087 DEFICIENCY JDMT
REPUBLIC FIRST BANK	ALTCHEM ENVIRONMENTAL SERVICES INC	1/27/2014 9:11:55 AM	1,732,841.70
REPUBLIC FIRST BANK	PORTNOY, BARRY	1/27/2014 9:12:13 AM	1,732,841.70

Parcel Numbers

Parcel Numbers

48-020-042-0010-0B4
48-020-042-0010-0B5